



ROMAN GATE, SAXON WAY GREAT DENHAM, BEDFORD, MK40 4GP



A UNIQUE DEVELOPMENT OF 5 X TWO-BEDROOM AND 1 X ONE-BEDROOM LUXURY APARTMENTS



ROMAN GATE, SAXON WAY

Location

Bedford is the county town of Bedfordshire which is a well established business, commercial and retail centre.

The town is located 50 miles north of London, 18 miles north east of Milton Keynes and 21 miles south east of Northampton. Bedford has excellent road transport links to major arterial routes, including both the A1 and M1 which are both 10 miles east and west respectively. The A421 southern by-pass is the primary link between the A1 and M1, which also links with the A6, providing direct access to Luton to the south.

Bedford also has excellent rail links to London St Pancras station, with the fastest service taking 35 minutes.

Bedford is in close proximity to both London Luton and Stanstead airports, which are both within 50 minute journey times.

The town has a population of circa 81,500 with the wider borough having a population of circa 157,000.



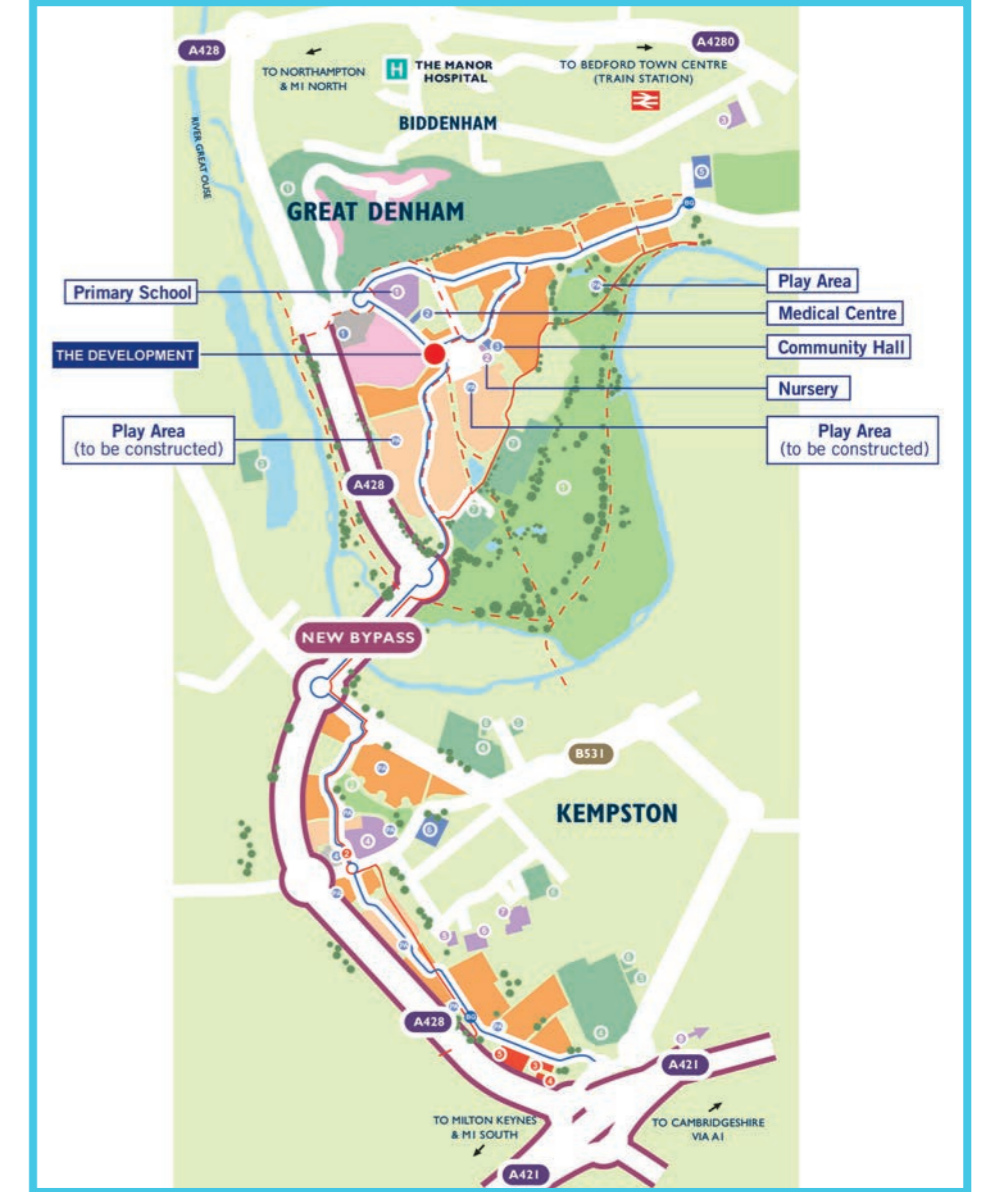
ROMAN GATE, SAXON WAY

Site

Roman Gate is located in Great Denham which is situated to the west of Bedford. The overall Great Denham village development will create circa 1500 new homes. The village is situated 4.5 miles west of Bedford, and 16 miles north east of Milton Keynes. The site is located off the A428 which connects to the A421, southern Bedford bypass, which is within a 5 to 10 minutes drive.

The apartments are located in the Great Denham District Centre. There are a number of facilities and amenities all within a few minutes walk from the site, which include:

- Medical Centre
- Great Denham Primary School
- Toybox Children's Day Nursery
- Sainsburys' Local and 3 further occupied retail units
- The Village Pharmacy
- The Bedford Golf Course
- The Village Dental Practice
- Great Denham Country Park
- Great Denham Community Hall
- Great Denham Pavilion

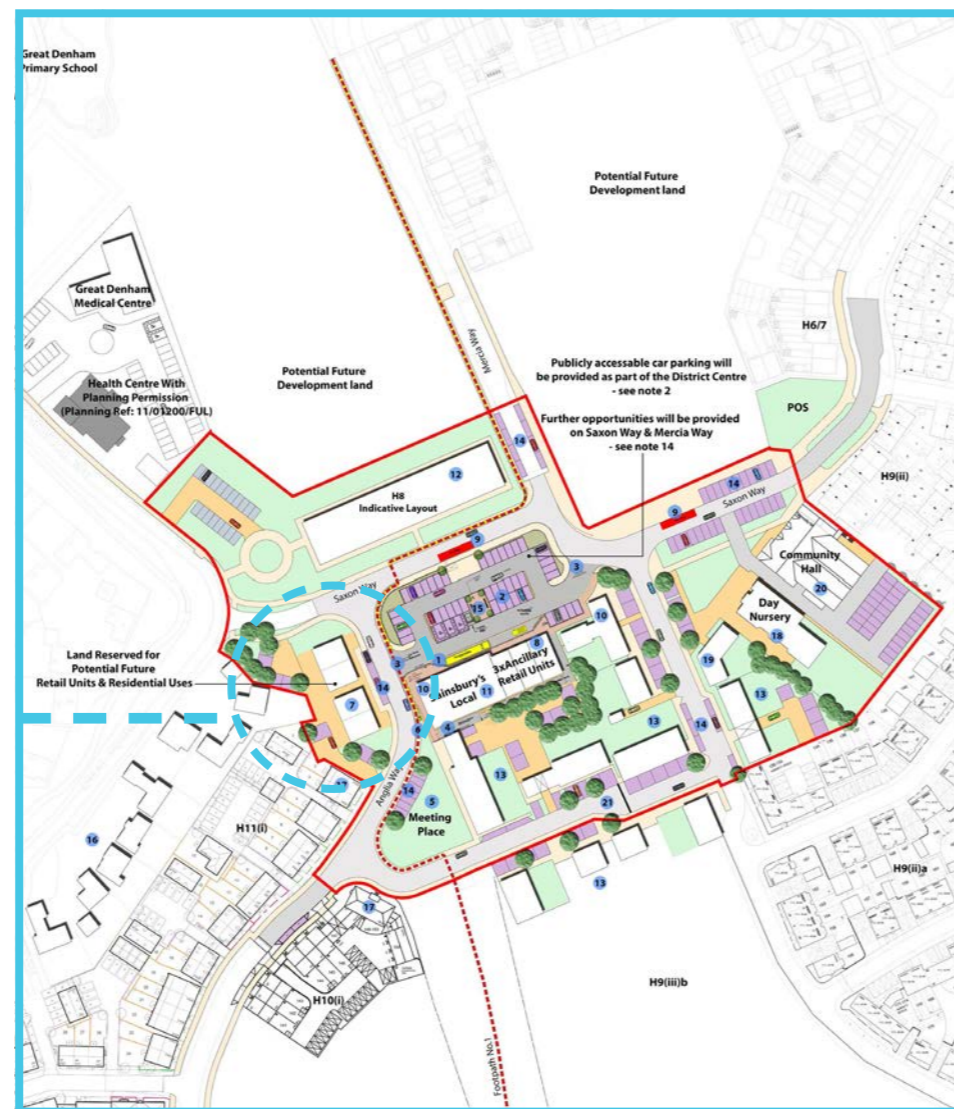
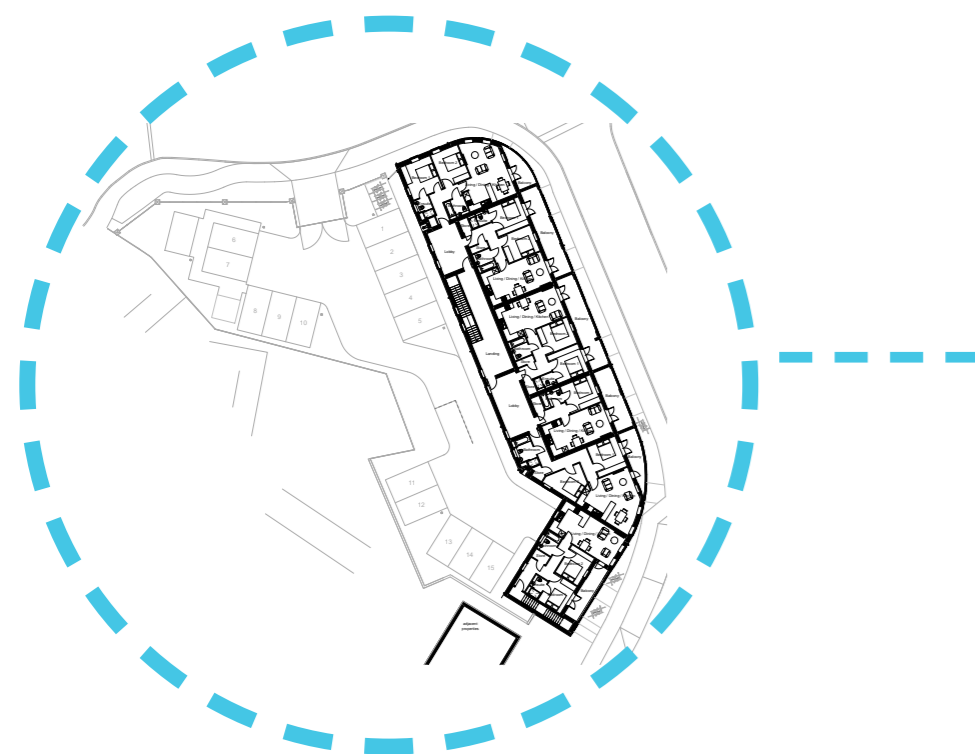




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Roman Gate

The development will form part of the consented Great Denham District Centre Masterplan and is located adjacent to the new Sainsbury's Local development.



ROMAN GATE, SAXON WAY



The Roman Gate development comprises 6 luxuriously appointed one and two bedroom apartments. The apartments range in size from 45 m² [484 ft²] to 76 m² [818 ft²]. Permission has been granted for C3 use.

The apartments have been designed in order that each one is afforded its own external covered balcony. The layout of each apartment means the main living spaces and accommodation have views over the district centre and beyond. The internal layouts also take advantage of the sites orientation in order to maximise the level of natural daylight into these spaces. Each apartment will be finished to a high quality and will be efficient as possible. All 6 apartments benefit from the following:

- Separate secure residential access.
- 1 allocated parking space located in the secure electric gated car park to the rear of the building.
- Secure cycle storage.
- Secure residential bin store.
- CCTV with 24hr recording to internal and external common areas.
- Fitted kitchen with AEG built-in appliances including built-under double oven, ceramic hob, intergrated extractor, 70/30 vertical fridge / freezer, dishwasher and washer / dryer.
- Quality doors and ironmongery throughout.
- Freeview TV aerial with wiring facility for Satellite TV, telephone and broadband.
- Roman Gate also benefits from unrestricted use of a 50 space car park and short stay cycle storage on the opposite side of Anglia Way.



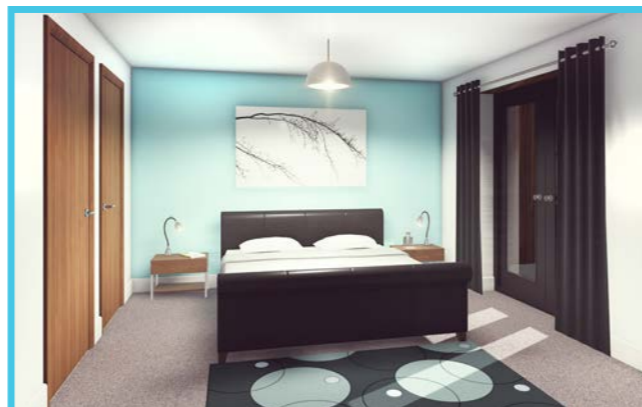
ROMAN GATE, SAXON WAY



Roman Gate residential space plan



Visualisation - Apartment living space

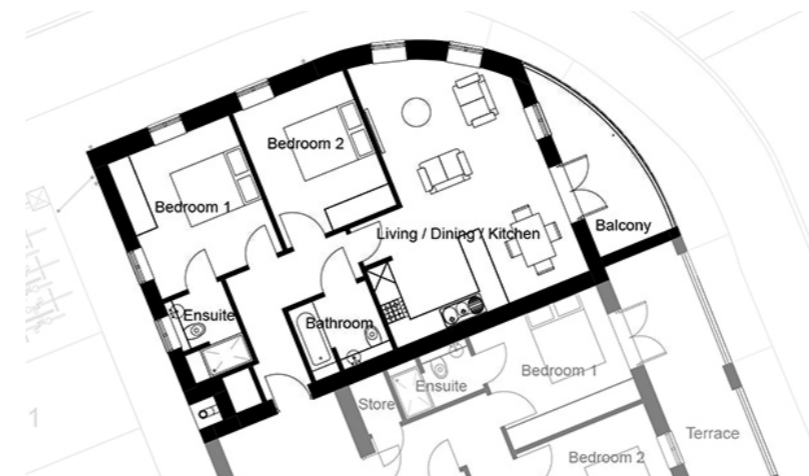


Visualisation - Apartment bedroom



ROMAN GATE, SAXON WAY

Apartment 1 - 74 sqm / 796.5 sqft



Description: 2 bedroom first floor apartment

First Floor:

- open plan living, kitchen & dining - 5.5m x 7.5m / 18' x 24'6"
- external balcony space
- master bedroom with ensuite - 3.9m x 3.5m / 12'7" x 11'4"
- bedroom - 3.9m x 3.0m / 12'7" x 9'8"
- bathroom - 2.2m x 1.7m / 7'2" x 5'5"
- loft storage

Apartment 2 - 67 sqm / 721.1 sqft



Description: 2 bedroom first floor apartment

First Floor:

- open plan living, kitchen & dining - 7.0m x 3.6m / 22'9" x 11'8"
- external terrace space
- master bedroom with ensuite - 3.6m x 3.0m / 11'8" x 9'8"
- bedroom - 3.6m x 3.1m / 11'8" x 10'1"
- bathroom - 2.1m x 1.4m / 6'8" x 4'5"
- cloak cupboard, store & loft storage



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Apartment 3 - 67 sqm / 721.1 sqft



Description: 2 bedroom first floor apartment

First Floor:

- open plan living, kitchen & dining - 7.0m x 3.6m / 22'9" x 11'8"
- external terrace space
- master bedroom with ensuite - 3.6m x 3.2m / 11'8" x 10'4"
- bedroom - 3.6m x 2.9m / 11'8" x 9'5"
- bathroom - 2.1m x 2.0m / 6'8" x 6'5"
- cloak cupboard, store & loft storage

Apartment 4 - 45 sqm / 484.3 sqft



Description: 1 bedroom first floor apartment

First Floor:

- open plan living, kitchen & dining - 7.0m x 3.4m / 22'9" x 11'1"
- external terrace space
- master bedroom with ensuite - 3.5m x 3.2m / 11'4" x 10'4"
- bathroom - 2.2m x 1.7m / 7'2" x 5'5"
- cloak cupboard / store & loft storage



ROMAN GATE, SAXON WAY

Apartment 5 - 74 sqm / 796.5 sqft



Description: 2 bedroom first floor apartment

First Floor:

- open plan living, kitchen & dining - 6.6m x 4.5m / 21'6" x 20'5"
- external balcony space
- master bedroom - 3.7m x 3.2m / 12'1" x 10'4"
- bedroom - 4.2m x 2.5m / 13'7" x 8'2"
- bathroom - 3.3m x 2.0m / 10'8" x 6'5"
- store & loft storage

Apartment 6 - 76 sqm / 818 sqft



Description: 2 bedroom first floor apartment with a separate front door onto Anglia Way

First Floor:

- open plan living, kitchen & dining - 7.7m x 3.6m / 25'2" x 11'8"
- external terrace space
- master bedroom with ensuite - 3.4m x 2.9m / 11'1" x 9'5"
- bedroom - 3.4m x 2.9m / 11'1" x 9'5"
- bathroom - 2.2m x 1.7m / 7'2" x 5'5"
- store & loft storage



Contact sole selling agents:



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